

12 HARROELL

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9AY



HAMNETT
HAYWARD

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An extended 1950's four bedroom home, located along a quiet 'no-through' lane on the edge of a picturesque village, enjoying breathtaking rural views extending to the Chilterns.

Enjoying exceptional far-reaching views across the surrounding countryside towards Thame and beyond to the Chilterns, this spacious four-bedroom semi-detached home occupies an enviable position within the popular residential setting of Harroell. Overlooking the village allotments, the property also enjoys immediate access to a delightful footpath, offering an ideal route for dog walking and leisurely countryside walks. The footpath leads towards the heart of the village and its quintessential High Street, renowned for its attractive period properties, traditional charm and picturesque character. the commuter, Haddenham & Thame Parkway is just a short drive offering a comprehensive service into London Marylebone (under 40 minutes) and oxford station.

Offering well-proportioned and versatile accommodation arranged over two floors, the property provides an excellent opportunity for a family looking to create a comfortable and individual home. The bright living spaces are complemented by the property's particularly attractive outlook, with the far-reaching views providing a wonderful backdrop and a sense of space rarely found in a residential setting. The property has been thoughtfully extended in more recent years to create a superb 27ft open-plan kitchen and dining room, providing an impressive and sociable heart to the home. The kitchen is fitted with a range of integrated appliances, complemented by granite work surfaces which extend to form a useful breakfast bar. Glazed double doors open directly onto the garden, allowing the room to be filled with natural light and creating a wonderful connection between the indoor and outdoor spaces. The kitchen continues through to a separate utility room, while a contemporary shower room is conveniently located off the entrance hall. To the front of the property, the generous 15ft sitting room provides a comfortable and welcoming reception space.

To the first floor are four well-proportioned bedrooms, all benefiting from built-in wardrobes and served by a well-appointed family bathroom. Outside the property further benefits from a generous private rear garden with a Westerly aspect. Directly to the rear of the house is a generous terrace for entertaining, steps extend to a raise lawn. To the front is ample off-road parking and an attached single garage extending to 20 ft, offering useful storage and parking facilities.

"EXCEPTIONAL FAR-REACHING VIEWS, SUPERB FAMILY ACCOMMODATION AND AN ENVIABLE VILLAGE SETTING. - THIS A SUPERB FOUR-BEDROOM HOME LOCATED WITHIN A HIGHLY SOUGHT AFTER VILLAGE"



AT A GLANCE

- A generous 1950's, four bedroom semi-detached home with outstanding views
- 27' open plan kitchen/dining room and separate utility room
- Well equipped kitchen with a range of appliances
- Ample off street parking, 20' garage and enclosed garden with a 'Westerly aspect'
- Picturesque Buckinghamshire village offering excellent connections to London Marylebone



SUMMARY

- Entrance hall with storage
- Inner hallway
- Ground floor shower room
- Well equipped kitchen with a range of Integrated appliances and granite work surfaces
- 27' open plan kitchen/dining room
- Sitting room
- Utility room
- Four bedrooms
- Family bathroom
- 20' garage
- Ample off street parking to the front
- Enclosed rear garden with a Westerly aspect
- A superb location within a 'no-through' road on the fringe of the village
- Located overlooking the village allotments with outstanding rural views stretching as far as the Chilterns
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Highly sought after village location
- Gas fired central heating

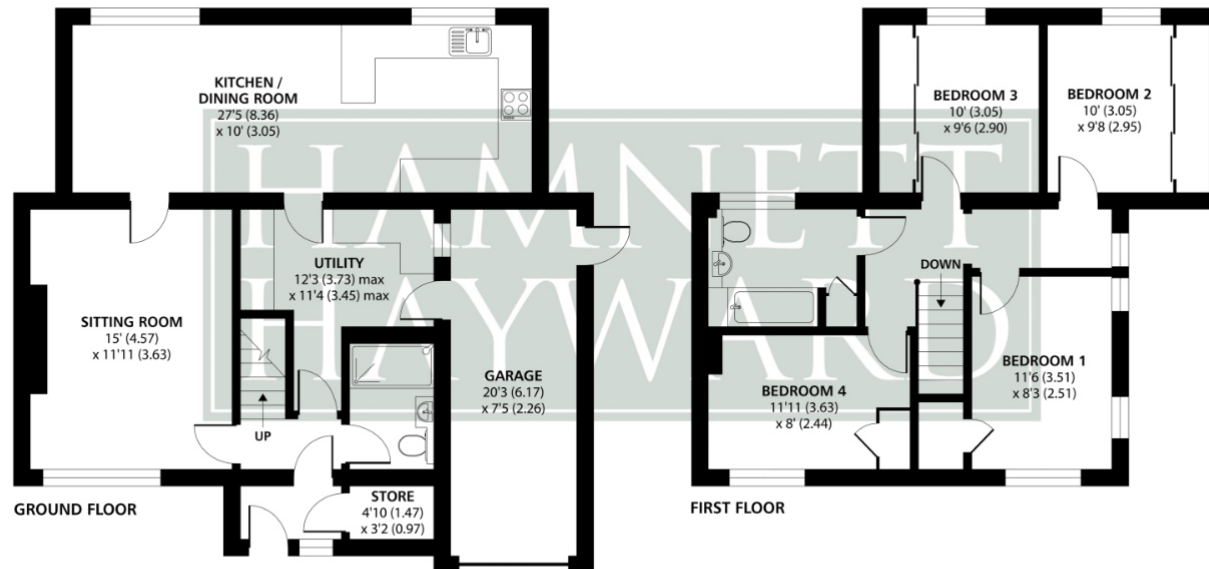
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Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1451 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hamnett Hayward Ltd. REF: 1496487

LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering High street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys many amenities. The attractive village square offers a good range of facilities including a post office, a butchers, general stores, the village coffee shop and a hair dressers. A further range of facilities are located at Long Crendon Manor stables including a cafe and farm shop. Sports clubs are prominent within the village including a tennis & bowls club, Football for all ages and a cricket club. The village have two public houses, including The Churchill Arms and it's highly regarded Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by including Ashfold preparatory school.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity.

Heating: Underfloor to ground floor, radiators to first floor

Energy rating: Currently C - 73, Potentially B - 84

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9AY

Council Tax Band: C

Tenure: Freehold



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